

**What happens if a property owner doesn't pay their property taxes in a Tax Incremental Finance District (TIF)? (Posted June 15, 2007)**

The property is treated exactly the same as a delinquent property would be if it were outside of a TIF.

If a property owner misses a property tax installment payment, the entire property tax payment becomes delinquent with a penalty and interest at 12% per year due to the City of Menasha. If the property remains delinquent, in August each year, the county pays off the delinquent tax owed to the city. The county then places the 12% penalty and possibly more interest, depending on the county, on the property.

If the property taxes are not paid after three years, the Sheriff takes ownership of the property and will bring it to Sheriff Sale. The Sheriff will then auction the property for the back taxes, penalties and interest. Any other debtors will be subordinated to the property tax. The other debtors typically outbid the county claim.

Essentially, not paying your property taxes in the TIF does not adversely affect the TIF.